

MINUTES OF THE **REGULAR MEETING**
OF THE HOUSING AUTHORITY OF THE
BOROUGH OF LODI, HELD ON
THURSDAY, MAY 21, 2015 AT THE
HOUSING AUTHORITY OF THE
BOROUGH OF LODI, 50 BROOKSIDE
AVENUE, LODI, NEW JERSEY

Chairman Robert Marra called the Regular Meeting to order at 7:00 P.M.

This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape recorded.

Upon call of the roll, the following were found to be present and absent. Present were: Chairman Robert Marra, Commissioners Daniel Cody, Paul Vincent Lynch, Gerald Woods. Vincent Caruso. Absent were: Commissioners Albert Di Chiara, Allen Riley. Present were: Thomas DeSomma, Executive Director, Conrad M. Olear, Esq. Gary Luna, Deputy Executive Director and Lenore Morrell, Secretary.

BIDS: NONE

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to approve the minute of the Regular Meeting of April 18, 2015. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Woods – Abstained	NONE
Commissioner Caruso	
Commissioner Marra	

COMMUNICATIONS:

1. LHA Certification from REAC – submission of FYE 09/30/14 Audit
2. Department of HUD Notification/Approval for Pre-Audit Close Out Of CFP Grant #NJ39P0115011
3. Dept. of HUD Executed 2015 CFP Grant #NJ39P01150115

REPORT OF ATTORNEY:

A motion was made by Commissioner Lynch and seconded by Commissioner Woods to go into closed Session Pertaining to Ongoing & Possible Litigation. Upon call of the roll, the Commissioners vote was as follows:

<p>AYES</p> <p>Commissioner Cody</p> <p>Commissioner Lynch</p> <p>Commissioner Woods</p> <p>Commissioner Caruso</p> <p>Commissioner Marra</p>	<p>NAYS</p> <p>NONE</p>
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Mrs. Eva Grecco, DVP #15D stated she would like to say something

Attorney: Go ahead and speak and I will answer you when you are finished.

Mrs. Grecco: According to the Open Public Meeting Act if there is an individual present at the meeting who is on the discussion can attend the Closed Session only for the part that concerns that Person and that is the Law.

Attorney: You are wrong and I am asking you to leave.

Mrs. Grecco: You are not asking me to leave, I'm leaving of my own free will.

ONGOING: Eva Grecco (DVP #15-D)

- Christina Johanneman (Former Section 8 Participant)
- M. Rouf (Former Section 8 Participant)

Recent Defiant Trespassing Compliant filed against Dakota Johnson

Parking Ticket Appeal

Report forwarded to NJPHAJIF (insurance Carrier of possible injury claim (fall) by S/C Tenant on Massey Street

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to close the Closed Session and return to the Regular Meeting. Upon call of the roll, the Commissioners vote was as follows:

<p>AYES</p> <p>Commissioner Cody</p> <p>Commissioner Lynch</p> <p>Commissioner Woods</p> <p>Commissioner Caruso</p> <p>Commissioner Marra</p>	<p>NAYS</p> <p>NONE</p>
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REPORT OF ACOUNTANT:

REPORT OF SECURITY:

A motion was made by Commissioner Cody and seconded by Commissioner Woods to pay the bills for Public Housing & Section 8 Rental Assistance. Upon call of the roll, the Commissioners vote was as follows:

<p>AYES</p> <p>Commissioner Cody</p> <p>Commissioner Lynch</p> <p>Commissioner Woods</p> <p>Commissioner Caruso</p> <p>Commissioner Marra – No #76 yes on rest</p>	<p>NAYS</p> <p>NONE</p>
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REPORT OF EXECUTIVE DIRECTOR:

CONTRACT REPORT – NONE:

Ongoing Notices to all LHA Complexes of Annual Inspection – **to be discussed**

Massey Street/Rennie Place Senior Citizen Tenant Association – Notices of Meeting/Bingo

Notice to North Main Street Senior Citizen Residents (Apts.#1-20 only) – of what appears to be someone intentionally trying to destroy LHA property – **to be discussed**

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to go into Closed Session. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Woods	NONE
Commissioner Caruso	
Commissioner Marra	

Sophie Fava (DVP #16A) - Update to be given

Elizabeth Stellato (DVP #13D) – discussion, letters pertaining to Mrs. Stellato,

Update: Alberto Vasquez (DVP #7-C) – being transferred to Section 8 Rental Assistance Program effective 06/01/15

A motion was made by Commissioner Cody and seconded by Commissioner Lynch to end Closed Session and return to Regular Order of Business: Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	NONE
Commissioner Woods	
Commissioner Caruso	
Commissioner Marra	

REPORT OF DEPUTY EXECUTIVE DIRECTOR:/ADMINISTRATOR OF SECTION 8/HOUSING MANAGER:

To date there are 445 HCV/Section 8 Participants presently on the program

Deputy Executive Director – any update on the possibility of implementing direct deposit and/or pick-up by landlords of Housing Assistance Program checks. Am still in the process of getting information.

RESOLUTION NO. 14-20

REVISION TO TENANTS EXCESS UTILITY CHARGES TO INCLUDE “WATER COOLERS”- EFFECTIVE JULY 1, 2015



SEE COPY ATTACHED

The foregoing Resolution was proposed by Commissioner and seconded by Commissioner Woods. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Woods	NONE
Commissioner Caruso	
Commissioner Marra	

REPORT OF COMMISSIONERS:

OLD BUSINESS:

NEW BUSINESS:

GOOD AND WELFARE:

Commissioner Cody request a letter be sent to Commissioner Riley for his years of Dedicated Service at Lodi Housing Authority.

HEARING OF CITIZENS:

Elizabeth Stellato Apt. 13-D De Vries Park asked the Board of Commissioners to consider authorization for her son Michael to transfer back in with her, because she wants to move, and she needs help to pack and find an apartment.

LHA Counsel stated response will be forwarded next week

Eva Grecco, Apt. 15D De Vries Park

Inquired who paid for the food at the meetings? – Executive Director responded he paid

Inquired why do tenants pay excess Utility charge for Refrigerators?

EXECUTIVE DIRECTOR; I will respond to her inquiry in writing next week.

She stated she went to Court – paid rent of \$125.00 and the \$300 Habitual Late fees were dismissed

UNFINISHED BUSINESS:

A motion was made by Commissioner Cody and seconded by Lynch at 7:45 P.M. to adjourn the Meeting. Upon call of the roll, the Commissioners vote was as follows:

AYES	NAYS
Commissioner Cody	
Commissioner Lynch	
Commissioner Woods	NONE
Commissioner Caruso	
Commissioner Marra	



The Chairman thereupon declared the meeting as closed.



THOMAS DeSOMMA
Executive Director



ROBERT MARRA
CHAIRMAN

MONTHLY BILLS AGENDA -- MAY 2015

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
4/12/15 - 4/25/15 thru 5/3/15 - 5/23/15					
ARE HEREBY APPROVED					
1	Ace Lock & Key Shop	04/23/15	9937	Re-Key # 5 Massey / Screens	\$ 59.00
2	Delta Dental Plan Of Nj	04/23/15	9938	Employee Benefits Dental - PH	\$ 1,648.68
3	Ricoh Usa, Inc. - Contract	04/23/15	9939	Ricoh copier contract	\$ 476.43
4	Lodi Volunteer Ambulance & Rescue	04/23/15	9940	Lodi Ambulance Donation	\$ 100.00
5	Verizon	04/23/15	9941	Phones	\$ 267.62
6	Direct Supplies Warehouse	04/23/15	9942	Range Hoods	\$ 188.44
7	Mazteck	04/23/15	9943	Remotely repaired printing problem	\$ 75.00
8	Teletrac Inc.	04/23/15	9944	GPS for Maint Trucks	\$ 243.36
9	Dor-Win Mfg.	04/23/15	9945	Windows repaired	\$ 499.50
10	C & M Shade Corp.	04/23/15	9946	Shades	\$ 966.00
11	Wallington Plumbing & Heating Supply	04/23/15	9947	Holby valve parts/snake parts	\$ 214.74
12	Paulhus & Associates, Inc.	04/23/15	9948	PH - 50058 processing for March	\$ 115.50
13	Paulhus & Associates, Inc.	04/23/15	9949	PH - 50058 processing for April	\$ 126.00
14	Nj Motor Vehicle Commission	04/23/15	9950	2008 Ford - XJ538S registration	\$ 151.00
15	Delta Dental Plan Of Nj	04/23/15	2628	Employee Benefits Dental - S8	\$ 601.80
16	Tracy Di Chiara	04/23/15	2629	Employee Benefits - Eyeglasses	\$ 85.00
17	Paulhus & Associates, Inc.	04/23/15	2630	S8 - 50058 processing for March	\$ 204.75
18	Paulhus & Associates, Inc.	04/23/15	2631	S8 - 50058 processing for April	\$ 304.50
19	John's Service	04/23/15	2632	New Muffler / White Buick	\$ 259.42
20	W.B. Mason Co., Inc.	04/23/15	2633	Office Stock	\$ 642.93
21	Carol Benvenuto	04/23/15	1397	Benevenuto Security Refund	\$ 160.00
22	Poland Springs Direct	04/23/15	0	Zero balance for April (Inv # 15D0420299513)	\$ -
23	Cablevision	04/29/15	9951	Cable TV (DVP & Rennie Pl)	\$ 479.40
24	Purchase Power	04/29/15	9952	Office Stamp Machine	\$ 320.99
25	Home Depot Credit Service	04/29/15	9953	Floor Tiles / Stock	\$ 1,162.35
26	American Messaging	04/29/15	9954	Emergency Beepers	\$ 37.02
27	PSE&G	05/01/15	9955	Public Service (missing N. Main)	\$ 25,104.60
28	Jersey Elevator Co., Inc.	05/06/15	9956	Elevator Maintenance	\$ 162.90
29	Hildegard Mahady	05/06/15	9957	Tenant Assoc Expenses	\$ 168.82
30	Complete Saw Service	05/06/15	9958	Lanscaping Stock	\$ 132.00
31	John'S Service	05/06/15	9959	Service for PFJ45N	\$ 567.80
32	Thomson Reuters - West	05/06/15	9960	NJSA Packets	\$ 128.40
33	U.S. Overall Cleaners	05/06/15	9961	Maintenance Uniforms	\$ 637.50
34	Verizon	05/06/15	9962	Phones	\$ 30.56
35	Garfield Lumber & Millworks, Inc.	05/06/15	9963	Stock / Bits	\$ 56.00
36	Ricciardi Brothers-Maplewood	05/06/15	9964	Paint / Stock	\$ 725.08
37	Interstate Waste Services Of New Jers	05/06/15	9965	S/C Scavenger Services	\$ 842.55
38	Ams Ties, Inc.	05/06/15	9966	New Tenant Background Checks	\$ 50.00
39	Business Card	05/06/15	9967	Holby Valve / Rennie Rugs	\$ 648.18
40	Anchor Pest Control	05/06/15	9968	Extermination Services (DVP)	\$ 275.00
41	Verizon Wireless	05/06/15	9969	Phones	\$ 448.31
42	Direct Supplies Warehouse	05/06/15	9970	Range Hoods	\$ 224.99
43	Wallington Plumbing & Heating Supply	05/06/15	9971	Plumbing Stock	\$ 431.15
44	Sgts Maintenance, Llc	05/06/15	9972	Office Cleaning	\$ 880.00
45	Jay Bee Flooring, Llc	05/06/15	9973	3-B (DVP) Hardwood refinish	\$ 646.00
46	Swift Electrical Supply Company	05/06/15	9974	GFI Outlets / Wall Plates	\$ 126.55
47	Noreika Service Station	05/06/15	9975	PH Fuel	\$ 346.00
48	W.B. Mason Co., Inc.	05/06/15	2634	Office Stock	\$ 426.99
49	3G Software Technology, Inc.	05/06/15	2635	Sec 8 HAP check Processing	\$ 1,729.52
50	Noreika Service Station	05/06/15	2636	Sec 8 Fuel	\$ 59.00

MONTHLY BILLS AGENDA -- MAY 2015

PUBLIC HOUSING & SECTION 8

	CHECK PAYABLE TO	DATE	CHK #	EXPLANATION	AMOUNT
DISBURSEMENT AS REFLECTED IN PAYROLL PERIOD					
4/12/15 - 4/25/15 thru 5/3/15 - 5/23/15					
ARE HEREBY APPROVED					
51	NJ Motor Vehicle Commission	05/12/15	9976	Vehicle Registration (TDS)	\$ 71.50
52	Aluminum Window Service, Llc	05/12/15	9977	Screens for Rennie Comm Room	\$ 59.40
53	AAA Shredding, Llc.	05/12/15	9978	Shredded Approved Files	\$ 400.00
54	The Corner Nursery, LLC	05/12/15	9979	Weed killer/Mulch/Stock	\$ 388.96
55	North Jersey Media Group	05/12/15	9980	Audit Advertisement	\$ 121.39
56	Acuity Specialty Products, Inc.	05/12/15	9981	Two Cases TP	\$ 199.38
57	Jersey Elevator Co., Inc.	05/12/15	9982	Monthly Service & Final Repair Payment	\$ 1,062.90
58	Employee Contrib to PERS	05/06/15	online	Public Housing	\$ 7,448.23
59	S.H.B.P Health Benefits	05/06/15	online	Section 8	\$ 5,429.64
60	S.H.B.P Health Benefits	05/06/15	online	Public Housing	\$ 16,288.96
61	S.H.B.P Health Benefits (Retirees)	05/06/15	online	Section 8	\$ 3,094.44
62	S.H.B.P Health Benefits (Retirees)	05/06/15	online	Public Housing	\$ 2,765.31
63	Aluminum Window Service, Llc	05/18/15	9983	DVP - screens and handle parts	\$ 180.70
64	Aesfire, Llc	05/18/15	9984	Qtrly Monitoring Fee	\$ 281.25
65	Universal Electric Motor Services	05/18/15	9985	DVP basement sump pump	\$ 245.00
66	General Electric Company	05/18/15	9986	Refrigerators (2)	\$ 988.00
67	Ricoh Usa, Inc. - Contract	05/18/15	9987	Office Copier Contract	\$ 476.43
68	Verizon	05/18/15	9988	Phones	\$ 272.60
69	Siegel's Hardware	05/18/15	9989	Bug Spray / Mouse Traps	\$ 184.91
70	Ricciardi Brothers-Maplewood	05/18/15	9990	Paint / Paint Supplies	\$ 268.31
71	Wallington Plumbing & Heating Supply	05/18/15	9991	Plumbing Stock	\$ 251.10
72	Delta Dental Plan Of Nj	05/18/15	9992	Sec 8 Training	\$ 1,688.52
73	Njahra	05/18/15	2637	Employee Eyegalss Exp. (Tracy)	\$ 300.00
74	Tracy Di Chiara	05/18/15	2638	Employee Dental (Sec 8)	\$ 150.00
75	Delta Dental Plan Of Nj	05/18/15	2639	Employee Dental (PH)	\$ 469.52
76	PSE&G	05/21/15	9993	PSE&G	\$ 14,562.65
77	Wallace Nowosielecki	05/21/15	9994	PH Accounting Fee	\$ 1,166.66
78	Strasser & Associates, P.C.	05/21/15	9995	PH Legal Retainer / Extra Ord Lit	\$ 2,204.66
79	A & A Painting & Contracting Co.	05/21/15	9996	Painting (Multiple Units)	\$ 5,180.00
80	Poland Springs Direct	05/21/15	9997	Office Coffee / Water	\$ 252.66
81	Wallace Nowosielecki	05/21/15	2640	S8 Accounting Fee	\$ 1,166.67
82	Strasser & Associates, P.C.	05/21/15	2641	S8 Legal Retainer	\$ 1,166.66
83	Alicia Reilly	05/21/15	2642	Travel Expenses (Alicia)	\$ 253.44

RESOLUTION NO. 14-20

Governing Body Recorded Vote – Members:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner D. Cody	✓			
Commissioner A. Di Chiara				✓
Commissioner P. Lynch	✓			
Commissioner A. Riley	✓			
Commissioner G. Woods	✓			✓
Commissioner V. Caruso	✓			
Commissioner R. Marra	✓			

Approved Denied

REVIEWED AND APPROVED AS TO LEGALITY:

[Handwritten Signature]
 LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**REVISION TO TENANTS' EXCESS UTILITY CHARGES – EFFECTIVE 07/01/2015
 (AIR CONDITIONERS, FREEZERS, WATER COOLERS, ETC. – SEE CHART BELOW)**

WHEREAS, the Lodi Housing Authority (LHA) has received its **2012 Tenant Furnished Utility Analysis** from Northeastern Utilities Consultants, LLC dated 08/21/12, adopting same under Resolution #12-02; and

WHEREAS, said Utility Analysis reflected costs incurred for tenant utilities such as but not limited to air conditioners, clothes dryers, freezers, etc., which also reflects various BTU's/KWH's usage based upon 0-, 1-, 2-, and 3-bedroom dwelling units; and

WHEREAS, said Utility Analysis, omitted calculations for excess utility consumption pertaining to Water Coolers; and

WHEREAS, LHA has researched said excess utility usage related to Water Coolers (see attachment).

NOW, THEREFORE, BE IT RESOLVED, the LHA Monthly Excess Utility Charges is hereby authorized to include Water Coolers, effective 07/01/15, as follows:

**LHA MONTHLY EXCESS UTILITY CHARGES
 REVISED JULY 1, 2015 (to include Water Coolers)**

WATER COOLERS	
Water Cooler	\$10.00

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to implement the above Major Appliance – Monthly Charges (to include Water Coolers) to applicable tenants effective 07/01/15.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

Thursday May 21, 2015
[Handwritten Signature]
 EXECUTIVE DIRECTOR/SECRETARY-TREASURER



LODI HOUSING AUTHORITY A HUD SPONSORED PUBLIC HOUSING AGENCY

50 Brookside Avenue, Lodi, New Jersey 07644-3214

LHA MONTHLY EXCESS UTILITY CHARGES REVISED 2015*

REFRIGERATORS (FROST-FREE) – LHA or TENANT OWNED – DVP ONLY	
up to 15.5 cubic feet	\$8.00
16 – 17.5 cubic feet	\$9.00
18 & up cubic feet	\$10.00

AIR CONDITIONERS – charged on a 12-month pro-rated basis	
10,000 BTU's or less	\$14.00
10,001 – 15,000 BTU's	\$23.00
15,001 – 20,000 BTU's	\$32.00
greater than 20,000 BTU's	\$39.00

FREEZERS	
Small	\$10.00
Large	\$12.00

DRYERS AND DISHWASHERS	
Clothes Dryer – Gas Only – DVP Only	\$8.00
Dishwasher	\$8.00

*WATER COOLERS	
Water Cooler	\$10.00